

150.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

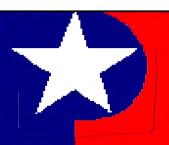
757,700 / 757,700

USE VALUE:

757,700 / 757,700

ASSESSED:

757,700 / 757,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
40		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DONOVAN JAMES M	
Owner 2: DONOVAN MC HALE STEPHANIE	
Owner 3:	

Street 1: 40 FOUNTAIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: JOHNSON HAROLD V & BERTHA G -	
Owner 2: -	

Street 1: 40 FOUNTAIN RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1852 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101	4725.000	308,300		449,400	757,700		
Total Card	0.108	308,300		449,400	757,700	Entered Lot Size	
Total Parcel	0.108	308,300		449,400	757,700	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	409.13	/Parcel: 409.13	Land Unit Type:	

User Acct	98735
GIS Ref	
GIS Ref	
Insp Date	07/31/13
07/31/13	

!11709!	
PRINT	
Date	Time
12/30/21	12:58:14
LAST REV	
Date	Time
07/31/13	15:29:45
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON HAROLD	32158-143		12/20/2000		300,000	No	No		
	6825-101		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2013	418	Manual	45,000	C				
12/4/2012	1581	Addition	87,000	C				
6/6/2011	548	Manual	2,500				REPL STEPS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725	Sq. Ft.	Site			0	80.	1.19	9									449,400						449,400	

Total AC/Ha: 0.10847	Total SF/SM: 4725	Parcel LUC: 101	One Family	Prime NB Desc	Brackett	Total: 449,400	Spl Credit	Total: 449,400
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Average							16	STG 1 (18) 6 2 4			SFL Area By Label : SFL = 962 FFL = 890 BMT = 882 EFP = 80 STG = 18			
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1											
Color: GREEN				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1925	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G14	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	5	2								
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors: 4 - Carpet	50 %			Total:	26.4 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar: 1				Size Adj.: 1.21695459				General:											
Electric: 3 - Typical				Const Adj.: 0.98500049				Totals	1	5	2								
Insulation: 2 - Typical				Adj \$ / SQ: 155.831															
Int vs Ext: S				Other Features: 84000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 418943															
% Com Wal	% Sprinkled			Depreciation: 110601															
				Deprecated Total: 308342															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:															
				Year:															
				Color:															
PARCEL ID 150.0-0002-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
Comments																			
More: N				Total Yard Items:				Total Special Features:				Total:							

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 5 BRs: 2 Baths: 1 HB

18 SFL 8 FFL BMT (702)

27 27

18 SFL 8 FFL BMT (180)

10 EFP (80)

SUB AREA		SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
SFL	Second Floor	962	155.830	149,910											
FFL	First Floor	890	155.830	138,690											
BMT	Basement	882	46.750	41,233											
EFP	Enclos Porch	80	60.340	4,827											
STG	Storage	18	15.760	284											
Net Sketched Area: 2,832						Total: 334,944									
Size Ad	1852	Gross Area	2832	FinArea	1852										

IMAGE

AssessPro Patriot Properties, Inc